

CITY OF LOVELAND

PLANNING COMMISSION MINUTES

August 24, 2015

A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on August 24, 2015 at 6:30 p.m. Members present: Chairman Crescibene; and Commissioners Middleton, Meyers, Molloy, Dowding, Forrest, Ray, Jersvig, and McFall. Members absent: None. City Staff present: Bob Paulsen, Current Planning Manager; Moses Garcia, Assistant City Attorney.

These minutes are a general summary of the meeting. For more detailed information, audio and videotapes of the meeting are available for review in the Development Services office.

CITIZEN REPORTS

There were no citizen reports.

STAFF MATTERS

1. **Bob Paulsen**, Current Planning Manager, informed the commissioners that he is working with Public Works to get the improvements scheduled at the intersection of Kiowa Drive and Wilson Ave prior to the first day of school for Loveland Classical School on September 1, 2015.
2. **Mr. Paulsen** informed the commissioners that the study session for the Create Loveland Comprehensive Plan will be held at the next Planning Commission meeting on September 14th. **Mr. Paulsen** confirmed that he received the comments emailed to him by **Commissioner Meyers**.
3. **Mr. Paulsen** noted that due to concerns with some of the 16.40 adjustments, the code amendments were not ready to bring to City Council. Therefore, the study session scheduled for the August 25th City Council was postponed until November 10th. Per the request of **Commissioner Meyers**, **Mr. Paulsen** agreed to email the commissioners the 16.40 information pulled from the study session.
4. **Mr. Paulsen** updated the commissioners regarding their request for information pertaining to the use of consultants by the City of Loveland. **Mr. Paulsen** noted that he would be working with the Finance Office to obtain this information and would provide an update at the next meeting.

COMMITTEE REPORTS

1. **Commissioner Meyers** noted that Title 18 met this month and discussed changes to oil and gas, the sign code and the permitting of temporary uses.

COMMISSIONER COMMENTS

1. **Commissioner Forrest** asked the commissioners to update their contact information and have Jenell Cheever, Planning Commission Secretary, distribute the updated information to the commissioners.
2. **Chair Crescibene** thought the Pro-Cycle Challenge held over the weekend was a successful event.

APPROVAL OF THE MINUTES

Commissioner Ray made a motion to approve the August 10, 2015 minutes; upon a second from Commissioner Dowding the minutes were approved with 6 ayes and 3 abstentions.

CONSENT AGENDA

1. Great Western 3rd Rezone

Project Information: This is a public hearing to consider a rezoning for a portion of Lot 1, Block 1, Great Western 3rd Subdivision from B-Developing Business District to I-Developing Industrial District. The lot currently has two zoning designations within its boundaries: Industrial and Business zoning. The rezoning would zone the entire lot I-Developing Industrial. Rezoning requests are considered quasi-judicial actions. Planning Commission must evaluate whether the application meets the appropriate criteria/findings and formulate a recommendation to the City Council. The City Council is scheduled to hold a public hearing for a final determination on October 6, 2015.

Commissioner Meyers made a motion to approve the Consent Agenda as published on the public record; upon a second from Commissioner Molloy, the motion was unanimously approved.

REGULAR AGENDA

1. Urban Land Institute – Building Healthy Places Presentation

Project Information: On April 2nd, 2015 expert members from the Colorado Chapter of the Urban Land Institute (ULI) visited Loveland and held a one-day workshop to evaluate and offer insight concerning the area along US Highway 287 between 29th Street and 37th Street. The area of focus, surrounded by an underserved, underrepresented population, has long been challenging for residents with limited mobility. Looking for solutions, the ULI panel studied background information, toured the focus area, and worked with local officials and residents to develop key recommendations and next steps. This presentation will focus on these recommendations and next steps from the Final Report produced by ULI and seek input from the Planning Commission on moving forward.

Greg George, Director of Development Services, introduced **Katie Guthrie**, Health Planner with CanDo Loveland. **Ms. Guthrie** outlined the project area, Orchard North, which extends from 29th Street to 37th Street. She explained how this corridor needs improvements to make it safer for pedestrian and bicycle travel.

Ms. Guthrie introduced **Michael Leccese**, Urban Land Institute Executive Director. **Mr. Leccese** discussed several key elements to designing a healthy community and the recommendations for addressing problems along the Highway 287 corridor. **Mr. Leccese** also discussed funding opportunities and how a pilot project could be utilized to show progress and gain momentum.

COMMISSIONER QUESTIONS AND COMMENTS:

- Several commissioners expressed concerns with language used in the overview of the Building Healthy Places Final Report. Specifically, comments relating to obesity and poor access to healthy foods. **Chair Crescibene** noted that healthy food is obtainable at King Soopers and a Whole Foods isn't needed in order to accomplish access to healthy food. **Commissioner Jersvig** commented that a Farmer's Market is held in the parking lot of Hobby Lobby, providing access to healthy food.
- **Commissioner Molloy** commented that sidewalks are needed on this section of Highway 287 and **Commissioner Meyers** recommended interim sidewalks be installed as a temporary solution to address immediate safety concerns.
- **Commissioner Meyers** asked if the snow plow pattern had been addressed to prevent burying the sidewalks in the winter. Additionally, he asked how road de-icing chemicals would be utilized as these chemicals are often detrimental to landscaping. **Mr. Leccese** noted that this level of detail is not addressed in the plan.
- **Commissioners Jersvig** and **Commissioner McFall** noted concerns with the speed limit and that slower speeds were necessary. **Mr. Leccese** stated the plan does not recommend lowering the speed limit but recommends encouraging drivers to abide by the posted speed limit.
- **Commissioner Forrest** recommended that ULI try to personalize the program by incorporating a "Story of the Day" to explain the process used to evaluate the corridor. Additionally, she asked **Mr. Leccese** to review the final report to ensure spelling was accurate.
- **Commissioner Ray** noted that he likes the overall concept found in the Building Healthy Places report but is concerned with how these concepts will work. He also expressed concerns with using paint to create a bike zone as this doesn't provide any real safety advantage to bicyclists.
- **Mr. George** noted that area business owners identified restrictive regulations applied to business as a factor limiting the development of this corridor. **Mr. George** acknowledged that a zoning overlay may be considered to create additional business possibilities.
- **Mr. George** clarified that the Building Healthy Places report is an appendix to the Highway 287 Strategic Plan and has been used in developing the Plan. He clarified that some of the recommendations from the report have been incorporated into the

Highway 287 Plan. He noted that ULI was brought in to help with the urban design and to support healthy living in communities.

- **Chair Crescibene** asked if so many people agree that this area is so bad, why hasn't anything been done to improve this corridor. **Mr. Greg** noted that City Council has many projects to fund; however, with greater awareness of the issue, more program directors are committing funds.
- **Commissioner Molloy** noted the lack of a Business Park in this area and asked if this has been considered. **Mr. Greg** commented that the zoning could be evaluated to encourage this.

CITIZEN COMMENTS:

- **Dan Smith** asked how residents will be affected by the 287 Strategic Plan. Specifically, he noted that residents are experiencing property damage and is concerned with safety issues where Highway 287 splits into the one-ways. He wants to ensure that these residents are safe and that the 287 Strategic Plan addresses the problems in this area. He would like something done about the speeding traffic by the cemetery and recommended not taking out homes in order to widen the road near the cemetery.
 - **Commissioner Molloy** commented that the idea is to improve safety and make this section more of a community versus a highway pass through.
- **Melanie Crandall**, neighbor to Dan Smith, also expressed concerns with the transition area between Zone 2 and Zone 3 where the one-way merges back together near the cemetery. She noted that many drivers exceed the speed limit creating a safety concern for residents. She stated she had been in contact with city police and state patrol; however, nothing has been done to address her concerns. Additionally, she noted she would support the Downtown Development Authority (DDA) only if they planned to fix these problems; however, she didn't want to have increased taxes if the DDA was not going to improve this section of Highway 287.

COMMISSIONER COMMENTS:

- Several commissioners asked for clarification as to what action the Planning Commission is expected to take regarding the Building Healthy Places report. **Mr. Greg** clarified that this presentation was for informational purposes only and no recommendation to City Council was needed.
- **Commissioner Meyers** requested a copy of Appendix A, B, and C be provided to the commissioners prior to starting Agenda Item 2: 287 Strategic Plan.

Chair Crescibene called for a recess at 8:05 p.m.

Chair Crescibene called the meeting to order at 8:25 p.m.

2. 287 Strategic Plan

Project Information: This is public hearing on a legislative action. The 287 Strategic Plan is complete and staff and the consulting team will be presenting the final draft to the Planning Commission. The 287 Strategic Plan identifies strategies and actions to guide development and help improve business opportunities along US Highway 287. Staff is seeking a recommendation from the Planning Commission to City Council that the Plan be adopted.

Mr. George provided an introduction and addressed **Commissioner Meyer**'s request for a copy of Appendix A, B, and C of the Highway 287 Strategic Plan and noted that these appendixes were provided in the 6-22-15 Agenda Packet. **Mr. George** recommended the commissioners continue the item to another meeting if they needed additional time to review the appendices.

Mr. George reviewed the changes made to the Highway 287 Strategic Plan based on the commissioners' recommendations from the June 22nd Planning Commission Meeting. A summary of these changes were provided in the Staff Memorandum included in the 8/24/15 Planning Commission Agenda Packet.

COMMISSIONER QUESTIONS AND COMMENTS:

- **Commissioner Forrest** commented that it would be beneficial to add the specific elements of the corridors that were evaluated and used to model the Highway 287 Strategic Plan. **Mr. George** noted that the specific features identified by the focus groups as desirable attributes for the Highway 287 corridor can be added to the Plan.
- **Commissioner Meyers** asked that the Strategic Plan address the safety concerns with the transition area between Zone 2 and Zone 3. **Mr. George** stated that this Plan isn't designed to get into specific detail but could add an action item noting the need to perform additional studies in order to determine a solution. **Commissioner Molloy** asked if any evaluations of this area have been completed. **Dave Klockeman**, City Engineer, noted that no studies have been performed. Several commissioners requested that this area be designated as node.
- Several commissioners expressed concerns with the artist renderings either not showing particular businesses as part of the Plan or depicting that some businesses may not be compatible with the Big Thompson River. **Mr. George** stated that disclaimers have been added; however, it was possible that the disclaimers on artist renderings are not sufficient. **Commissioner Dowding** asked if we had permission to use businesses' names in the Plan. **Bruce Meighan**, Logan Simpson consultant, stated that it is standard practice to put in pictures of the study area. **Mr. George** noted that they will evaluate all of the pictures to determine if they are appropriate.
- **Commissioner Meyers** asked that the language be changed on page 4-8 to include a disclosure that the river walk picture is conceptual.
- **Commissioner Jersvig** noted that the plan treats auto oriented businesses negatively and questioned where these types of businesses would be better situated. He expressed concern that the language used in the Plan creates a bias and discourages auto oriented businesses in this area. Several commissioners agreed that the tone needs to be changed

to avoid the negative connotations. **Mr. George** noted that the wording could be evaluated to prevent a negative tone towards auto oriented businesses. **Commissioner Molloy** disagreed that the wording creates a negative bias and that the Plan actually supports the current businesses. However, he felt the intention of the Plan is to restrict adding more businesses like this in order to create the river walk atmosphere.

Chair Crescibene opened the public hearing at 9:35 p.m.

- **Phyllis Hamen**, 1600 Cleveland, noted that her house was struck by a car in 1993. Large boulders were placed in her front yard to protect her home; however, on May 23, 2014 a car struck the boulders so hard it moved the boulders 2-3 feet. The speed of traffic, careless driving, and noise needs to be addressed. However, she hopes that the solution the city decides on doesn't force her to lose her house.
- **Melanie Crandall** expressed concerns with the opening of the new Sprouts grocery increasing traffic flow around the curve at Taco John's. She asked that a solution be identified sooner rather than later.
- **Dan Smith** asked the Planning Commission to consider the safety of the corner by the cemetery when making a recommendation on this Plan. He expressed very strong concerns with the safety and preservation of homes in this area.

Chair Crescibene closed the public hearing at 9:42 p.m.

COMMISSIONER COMMENTS:

- **Commissioner Meyers** asked that city staff get the email addresses from citizens who made comments tonight and asked that they are emailed when the next public hearing date is set.
- **Commissioner Middleton** requested the Planning Commission recommend the police and sheriff's department perform a speed and traffic volume study at the curve by Taco Johns. **Commissioner Meyers** noted that traffic studies are performed by the City of Loveland.
- **Chair Crescibene** asked if a police representative could come to a future meeting and address these concerns. **Dave Klockeman** agreed to evaluate traffic counts and perform a speed study. He will also coordinate with the police department to determine the best way to move forward. **Commissioner Dowding** asked **Mr. Klockeman** to present options that could be implemented immediately. She recommended using flashing signs that show your speed as a possible option.

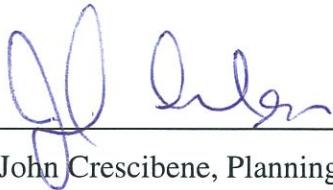
*Commissioner Meyers motioned to postpone this item to a date in the future defined by the Director of Development Services. Upon a second from **Commissioner Middleton**, the motion was unanimously approved.*

ADJOURNMENT

Commissioner Middleton made a motion to adjourn. Upon a second by *Commissioner Meyers*, the motion was unanimously adopted.

Chair Crescibene adjourned the meeting at 9:50 p.m.

Approved by:



John Crescibene, Planning Commission Chair



Jenell Cheever, Planning Commission Secretary